



Veterans Housing and Homelessness Prevention Program (VHHP) February 2015 Funding Round 1 Outcomes

Application Characteristics

- HCD in collaboration with CalVet and CalHFA released a \$75 million NOFA in February 2015.
- A total of 32 applications were received, requesting approximately \$125 million.
- 12 applications in Los Angeles County, 6 in the Orange County / Inland Empire region, 3 in the San Francisco Bay Area, 1 in San Diego, and 10 scattered around the state.
- 25 applications were for supportive housing. One was for transitional housing. Many applications proposed mixed populations. In 21 projects, fewer than 60% of the units were proposed as VHHP-assisted.
- 28 applications identified low income housing tax credits as a funding source. 11 listed other HCD programs. Many also relied on local government funding.

Approved Projects

- In June 2105, HCD, CalVet and CalHFA awarded \$63 million to 17 projects. These projects will have 1,221 units, 566 of which will be VHHP-assisted.
- The geographic distribution is as follows:

Area	Funding Targets	Awards	Total Projects	Funding Awarded (rounded)
Bay Area	14%	8%	1	\$ 5.3 Million
Los Angeles County	31%	43%	8	\$18.4 Million
Orange County / Inland Empire	8%	29%	4	\$27.3 Million
San Diego County	7%	2%	1	\$11.2 Million
Other Areas	16%	18%	3	\$ 1.0 Million
Total			17	\$63.2 Million



Project Characteristics

Project Unit Type	# of Projects	# of Units	% of Total Units	% of VHHP Units
Totals	17	1,221	100%	
VHHP Only Units Data:				
Total	17	566	46%	
Supportive Housing Units	13	371	30%	66%
Transitional Units	1	46	4%	8%
2 + bedrooms (family)	9	137	11%	24%

- In the first round, 71% of the awarded funds will be used for extremely low income units, and 81% of those will be supportive housing.
- 13 approved projects have VHHP supportive housing units (often along with general veteran and non-VHHP units), one is transitional housing, and 3 serve the general veteran population.
- Out of the 566 VHHP units, 371 (66%) are supportive housing. 24% of the VHHP units have 2 or more bedrooms, indicating availability to veteran families.
- 146 of the supportive housing units (39%) and all 23 transitional housing units will target the chronically homeless.
- 72% of VHHP funds will go to 359 extremely low income units, with 81% of those units being supportive housing.

Funding Approaches

- Development funding sources include tax credits (for all projects except the one transitional housing facility), other HCD programs (for 7 projects), locality funds, and private bank loans.
- 8 projects have external rental / operating subsidies. Sources include VASH (4 projects, 183 units), Section 8, LA County Department of Health Services, MHSA, and HUD Shelter + Care. 4 projects will capitalize operating subsidy reserves, made possible through receipt of supplemental VHHP funds.
- Supportive services funding is being provided from a wide variety of sources, including VASH, SSVF and other VA programs, project operating income, and LA County Department of Health Services. Many service providers are also providing in-kind services. On average, nearly 60% of budgeted services funding was committed at time of application.



Unsuccessful Projects

- Applications were selected through a point scoring system, with 11 scoring categories. There was no single cause for failure. One unsuccessful applicant had significantly low scores in two scoring categories; the rest had low scores in three to seven categories.
- All but one unsuccessful applicant lost substantial points in the category that rewarded having rental or operating subsidies. Other areas where scores tended to be low were 1) the quality of the supportive services plan 2) project readiness and 3) the experience of the lead service provider.

Project Highlights

Path Metro Villas Phase 2

Location:	Los Angeles (Silverlake)
Units:	61 total, 31 VHHP-Assisted
VHHP Units:	15 0-bedroom, 16 1-bedroom, 14 Supportive Housing, 30% - 50% AMI
Rent / Op Subsidy	15 units Project-Based Section 8, 15 units LA County Dept. of Health Services
Other Units:	0 and 1 bedroom, 30% to 60% AMI
Building Type:	6 story new construction, with subterranean parking
Sponsor:	PATH Ventures (development arm of PATH service provider)
Financing:	\$3.3 M VHHP loan, \$1.6 City of LA loan, 9% tax credits
Lead Service Provider	PATH
Services Funding Sources	Project income (via rental subsidy contracts and lack of conventional debt) and PATH (which receives funds to serve various homeless populations under VA and LA County contracts).

South West View Apartments

Location:	Los Angeles (Baldwin Village – Central areas)
Units:	63 total, 36 VHHP-Assisted
VHHP Units:	30 1-bedroom, 6 2-bedroom, all 30% AMI Supportive Housing
Rent / Op Subsidy	32 units VASH
Other Units:	1 and 2 bedroom, 40% to 60% AMI
Building Type:	6 story new construction, with subterranean parking
Sponsor:	New Directions for Veterans (services agency) and Palm Communities (private developer)
Financing:	\$2.6 M VHHP loan, \$1.6 M HCD IIG loan, \$2.6 M City of LA HOME loan, private debt, federal AHP, 9% tax credits
Lead Service Provider	New Directions for Veterans
Services Funding Sources	New Directions for Veterans; Project income (via HUD-VASH subsidies); HUD-VASH case management; Housing Works homeless services agency; Union Station homeless employment services agency; Los Angeles Urban League; Wells Fargo Bank.



Tabora Gardens

Location:	Bay Area (Antioch, CA)
Units:	85 total, 33 VHHP assisted
VHHP Units:	33 1-bedroom, 12@ 20% AMI, 3@ 30% AMI, 9@ 40% AMI, 5@ 45% AMI, 4@50% AMI
Rental / Op Subsidy	MHSA & Section 8
Other Units:	1 bedroom 41units @ 50% AMI
Building Type:	New construction
Sponsor:	Satellite Affordable Housing Associates
Financing:	Wells Fargo Bank \$14 M, City of Antioch NSP \$2,1 M, Antioch RDA \$900 K, Antioch CDBG \$230K, CC County \$3 M (NSP, SLT, HOPWA, HOME) AHP \$840K
Lead Service Provider	Satellite Affordable Housing Associates
Services Funding Sources	Contra Cost County Continuum of Care -